

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and

DATE: May 25, 1994

Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:1w

ZAC.431/PZONE/ZACI

-Maryland Destinent of Transportation
State Highway Administration

O. James Lighthizer Hal Kassoff Administrator

5-25-94

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Baltimore County

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small

DANIO M. RAHSEY, ACTING CHIEF-John Contestabile, Chief-**Engineering Access Permits** 

My telephone number is \_\_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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5-11-94 applicants were advised that site plan is not to scale. They when to file as-is.

June 2, 1994

Baltimore County, Maryland Zoning Administration & Enforcement 111 Chesapeake Avenue, Room 109 Towson, Maryland 21204

Att: Gwen Stevens Docket Clerk

I recently read the Notice of a Zoning Variance on my neighbor's lawn, #94-445A.

I am the next door neighbor who resides at 13304 Redcoat Lane. have no problem with you granting this exception, and permit an eight foot side yard on the property instead of the normal 25 feet.

Please place this letter in the Petition File of Richard & Fran Thurlow, Item #436.

If you have any questions, you may contact me at 887-5644.

13304 Redcoat Lane Phoenix, Maryland 21131 Baltimore County Government Fire Department

700 East Joppa Road, Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon Pirector Zoning Administration and Development Hanagement Baltimore County Office Furthing

MAIL STOP 1105 RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Towson, MD 21204

Item No.: SEEBELOW ്രസ്ഥയ Aqenda:

Gentlemen:

Pursuant to your request. the referenced property has been surveyed by this Bureau and the comments tolow are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING LIEB NUMBERS: 429, 431, 432, 433, 434, 435, **436,** 437, 438, 490, 441, 497, AND 448.

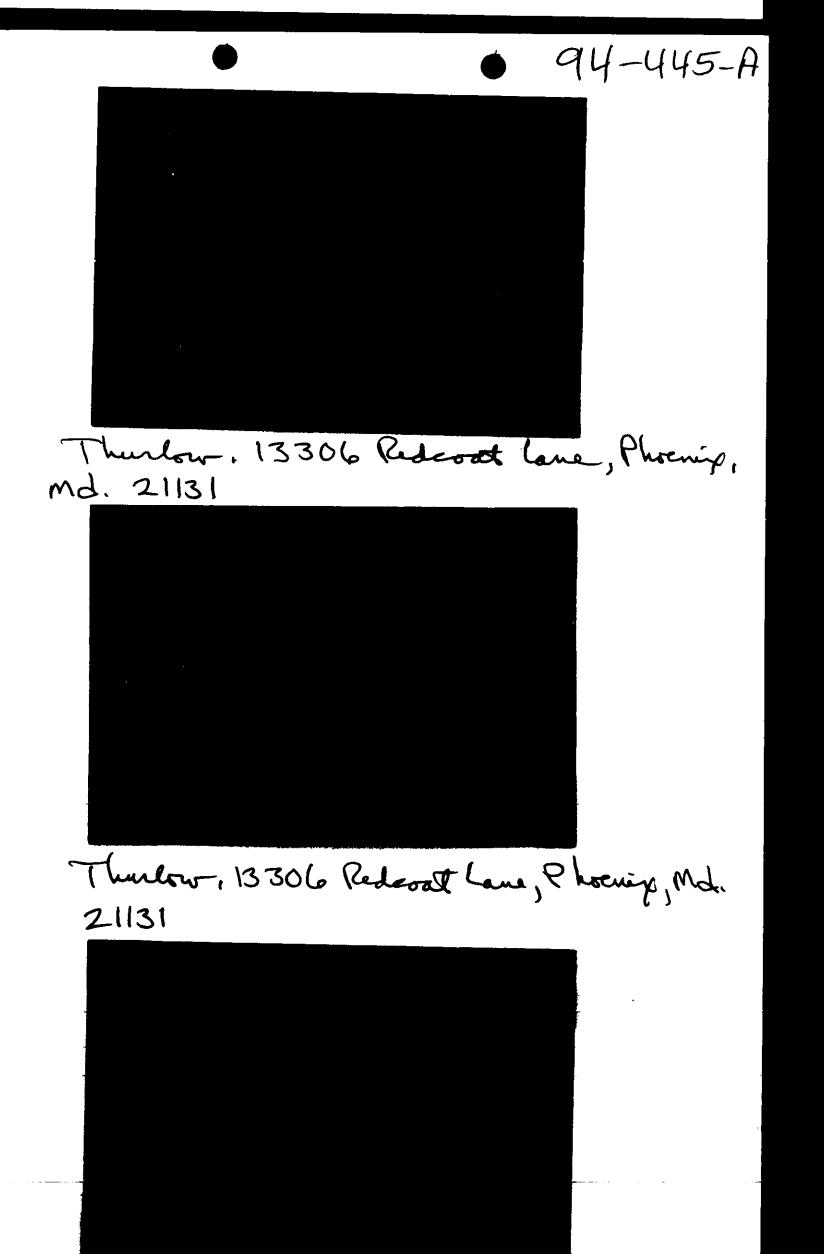


REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

21131

Printed with Soybean Ink



Thurlow, 13306 Redcoat lane, Phoening, Md.

NOTICE OF CASE NUMBER ASSIGNMENT Richard and Frances Thurlow

Baltimore County Government

(410) 887-3353

Office of Zoning Administration and Development Management

Phoenix, Maryland 21131 Re: CASE NUMBER: 94-445-A Item 436 13306 Redcoat Lane

10th Election District - 6th Councilmanic

NW/S Redcoat Lane, 590'+/- NE from c/l Dance Mill Road

13306 Redcoat Lane

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 8, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

111 West Chesapeake Avenue

May 20, 1994

Towson, MD 21204

IN RE: PETITION FOR ADMIN. VARIANCE NW/S Redcoat Lane, 590'+/- NE of the c/l of Dance Mill Road (13306 Redcoat Lane) 10th Election District 6th Councilmanic District

Petitioners

DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY

\* Case No. 94-445-A Richard J. Thurlow, et ux

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Richard J. and Frances M. Thurlow. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of the required 20 feet in a previously zoned R40 subdivision, for a proposed two-car garage, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1802.3.8 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of the required 20 feet in a previously zoned R40 subdivision, for a proposed two-car garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> 2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

> 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

> > - 2-

TMK:bjs

Deputy Zoning Commissioner for Baltimore County

EXAMPLE 3 - Zoning Description - 3 copies 94-445-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 13306 Redcoat Lane Councilmanic District

Beginning at a point on the NW side of REDCOAT LANE (north, south, east or west) (number of feet of right-of way width)

wide at a distance of  $\frac{590' + 1 - NE}{\text{(number of feet) (north, south, east or west)}}$ centerline of the nearest improved intersecting street DANCE MILL PR

(name of street) 

\_\_\_\_, Section #\_\_\_\_\_ in the subdivision of as recorded in Baltimore County Plat

(name of subdivision)

Book # O.T. G. No.31, Folio # 142 (square feet and acres)

> \*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_, Folio \_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

June 8, 1994

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

Mr. & Mrs. Richard J. Thurlow 13306 Redcoat Lane Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE NW/S Redcoat Lane, 590'+/- NE of the c/l of Dance Mill Road (13306 Redcoat Lane) 10th Election District - 6th Councilmanic District Richard J. Thurlow, et ux - Petitioners Case No. 94-445-A

Dear Mr. & Mrs. Thurlow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-, able, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

TMK:bjs

cc: People's Counsel

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13306 REPLANT LANE which is presently sound REPORC 4 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached The undersigned, legal owner(s) of the property situate in partimore county and which is described in the description that hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.8; BC2A, TO PERLIT

ATTACHED CAPACE IN LIEU OF PLANCE CH & TOP TO MITTHER CAPACION IN LIEU ! R 40 PONED SUBDIUISION. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

ENTRANCE TO House on side of house most Convient For A comporter garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore C

					County /
Contract Purchaser/Lessee				and affirm, under the penalties of per ity which is the subject of this Petition	rjury, that I/we are the
			Legal Owner(s)		
(Type or Print Name)			Type Or Syint Name)	J. THUR	Low
Signature			Signature -	of I hulow	<u>/</u>
Address		-	FRANCES (Type oxight Name)	M. PHURLO	<u>u</u>
City	State	Zipcode	Signature	4. Shulu	<u>~</u>
Attorney for Petitioner.			Δ		
(Type or Print Name)		<del></del>	13306 RE	DOORT LANG	592.2
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Signature			City Name, Address and phone ru	State umber of representative to be conta	Zipcode cted
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**Baltimore County Government** Office of Zoning Administration and Development Management 111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. PAYMENT WILL BE MADE AS FOLLOWS:

newspaper of general circulation in the County.

\* PHONE NUMBER: 592-2826

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER

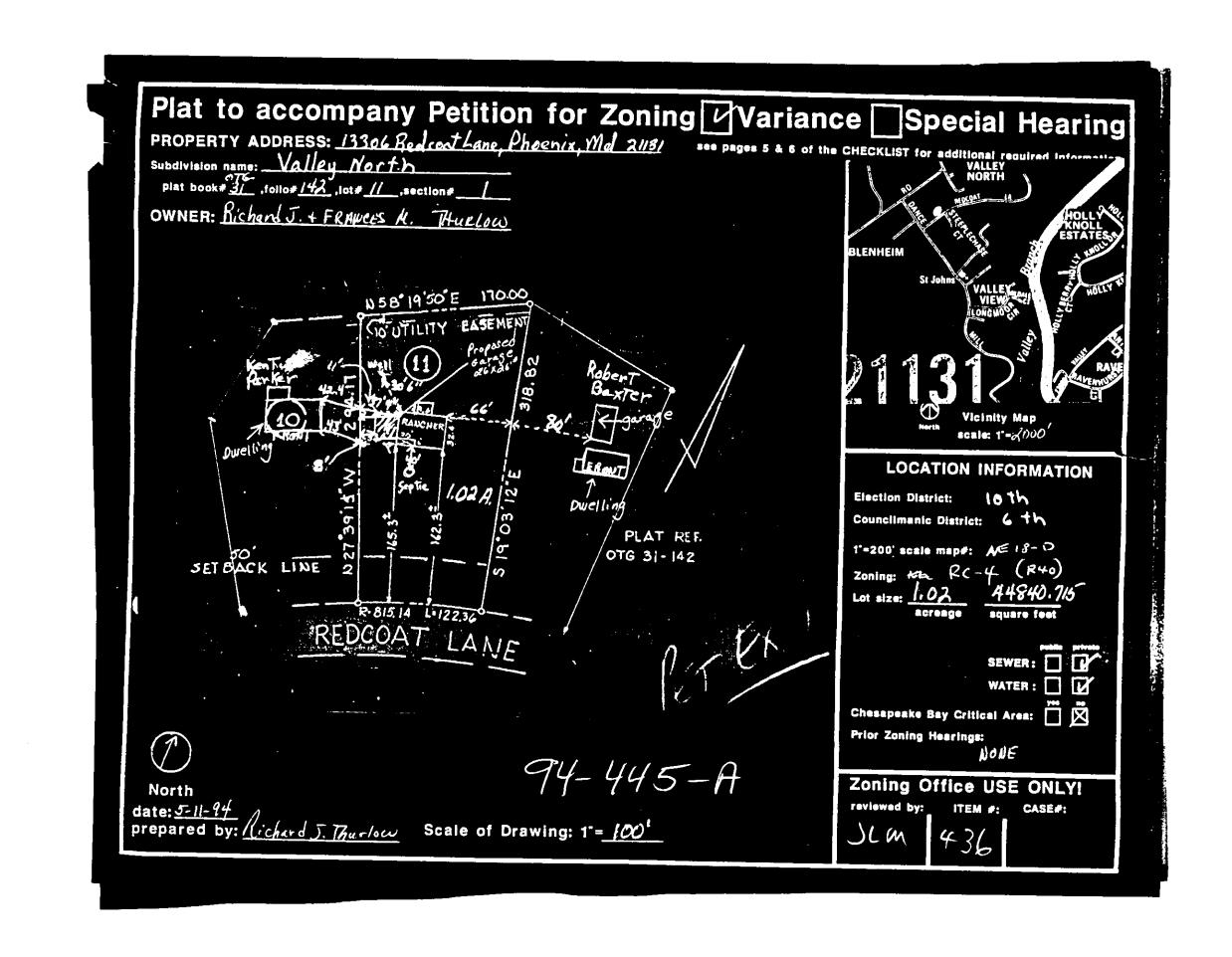
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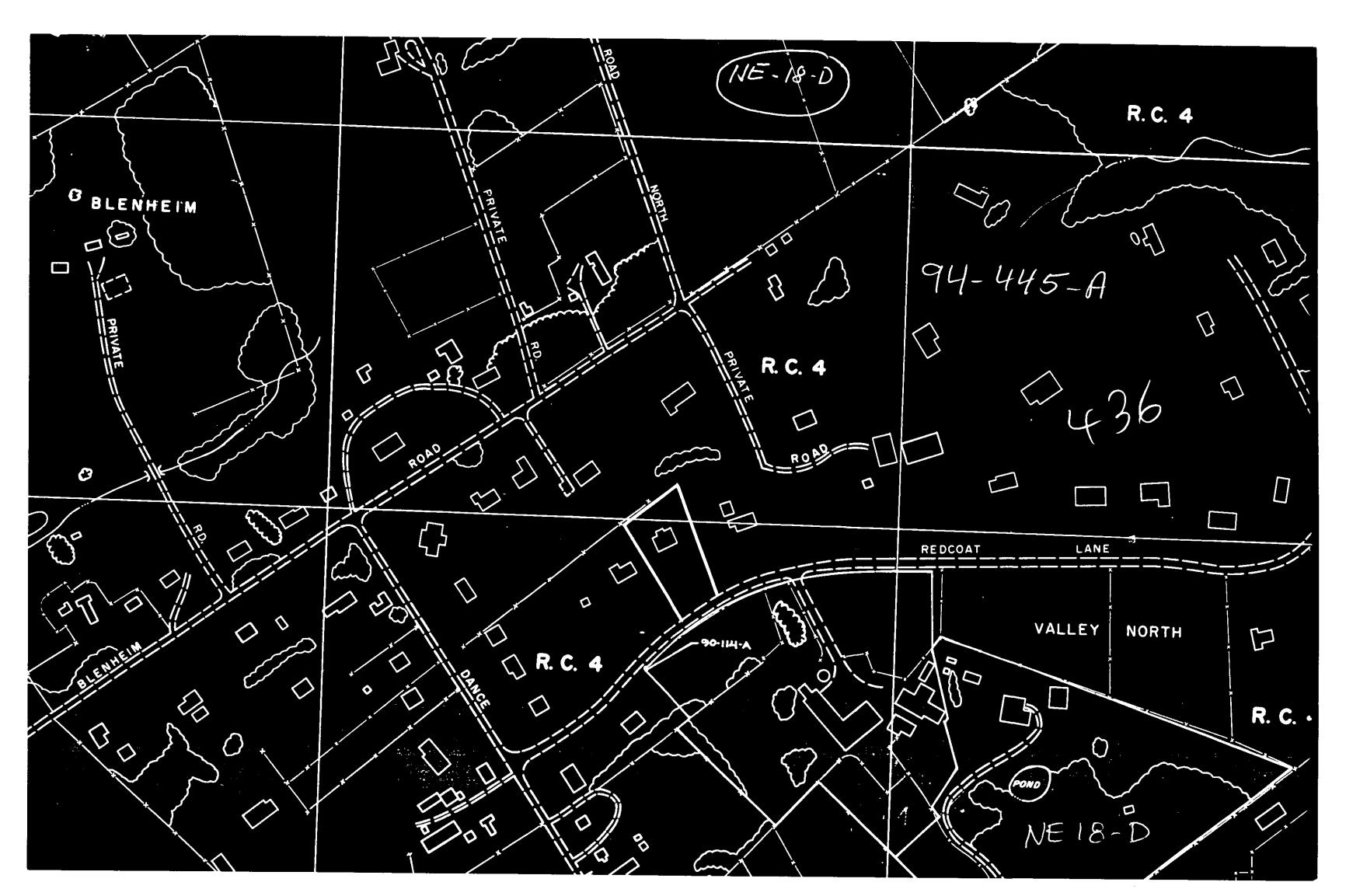
\*MUST BE SUPPLIED

	penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
stify thereto in the event that a public heari	the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to ing is scheduled in the future with regard thereto.
That the Affiant(s) does/do presently reside	cat 13306 Redcoat Lane
	Phoenix Md. 21131 City Sees Zip Code
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1) needed.	
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That Affiant(s) acknowledge(s) that if a proay be required to provide additional inform	reation.
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	Location of Signer Facing 100 dway e	n Property being Found
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<b>③</b>	Posted by	Date of return: 5/27/94
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DATE: May 25, 1994

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MAIL STOP 1105 RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

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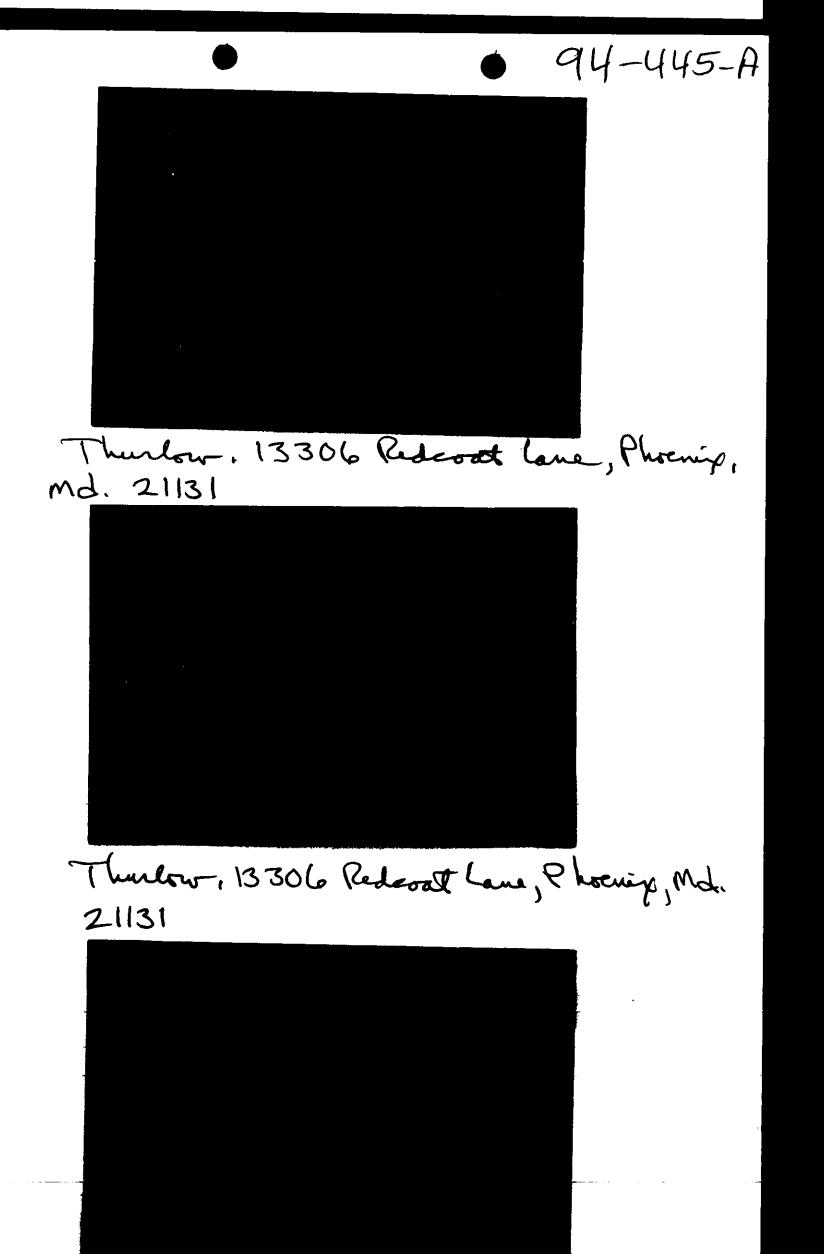


REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

21131

Printed with Soybean Ink



Thurlow, 13306 Redcoat lane, Phoening, Md.

NOTICE OF CASE NUMBER ASSIGNMENT Richard and Frances Thurlow

Baltimore County Government

(410) 887-3353

Office of Zoning Administration and Development Management

Phoenix, Maryland 21131 Re: CASE NUMBER: 94-445-A Item 436 13306 Redcoat Lane

10th Election District - 6th Councilmanic

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May 20, 1994

Towson, MD 21204

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Petitioners

DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

To sinde of house where varionce

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

1 HEREBY CERTIFY, this 1/1 had day of 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law

Richard J. Thurlow + Frances M. Thurlow

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

Frances M. Thurlow

That the Affiant(s) does/do presently reside at 13306 Redcoat Lane

testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Variance at the above address: (indicate hardship or practical difficulty)

needed.

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1802.3.8 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of the required 20 feet in a previously zoned R40 subdivision, for a proposed two-car garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> 2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

- 2-

TMK:bjs

Deputy Zoning Commissioner for Baltimore County

EXAMPLE 3 - Zoning Description - 3 copies 94-445-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 13306 Redcoat Lane

Beginning at a point on the NW side of PEDCOAT LANE (north, south, east or west)

centerline of the nearest improved intersecting street DANCE MILL Ro

(name of subdivision)

Book # O.T. G. No.31, Folio # 142

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_, Folio \_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

June 8, 1994

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

Mr. & Mrs. Richard J. Thurlow 13306 Redcoat Lane Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE NW/S Redcoat Lane, 590'+/- NE of the c/l of Dance Mill Road (13306 Redcoat Lane) 10th Election District - 6th Councilmanic District Richard J. Thurlow, et ux - Petitioners Case No. 94-445-A

Dear Mr. & Mrs. Thurlow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-, able, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

TMK:bjs

cc: People's Counsel

Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13306 REPCORT LANE which is presently soned REP RC4 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the de PLANCE OF 8 100 TO MINISTERS COMPTEE IN LIEU, R 40 PONED SUBDIUISION. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or

Entrance To House on side of house most Convient FOR A comporter garage.

Property is to be posted and advertised as prescribed by Zoning Regulations

\	DATE 5-11-	ац		Zoning Commissioner of 8	altimate County
ublic Hearing having be I the subject matter of II ulation throughout Balt	ten requested and/or found his petitlon be set for a publi imore County, and that the	if to be required, if is order lic hearing , advertised, as properly be reposted.	ld by the Zoning Commiss required by the Zoning Re	ioner of Baltimore County, this gulations of Baltimore County,	day of19
	State	Zipcode	13306 Address	reoceat La	Phone No. 572-282
dress	Phone	No	Frances Name	M. Thurlo Redeat La	w
)nature			City Name, Address and	State chone number of representative	o be contacted
ype or Print Name)			1330 6 Address	REDCORT LA	UE 592
tomey for Petitioner.	State	Zipcode	Signature	4 M. Thu	leer
ddress			Type of Frit Name	ES M. THU	Riou
ignature			Signature	efth	lau/
Type or Print Name)			Richt Type & Trint Name	PRD J. 77	turlow
Contract Purchaser/Lessee	•		I/We do solemnly legal owner(s) of the Legal Owner(s)	declare and affirm, under the penz property which is the subject of t	ities of perjury, that I/we are the his Petition

Politione: Richard & Francis Thorlow Location of property: 13306 Redcoot Lans, Nuls Location of Signe Facing 100 dway on property being Zousd

**Baltimore County Government** Office of Zoning Administration and Development Management

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER

\* PHONE NUMBER: 592-2826

		**************	
	er advertising:		
em No.:	PICHARA	Due	Low
	13306		LN. Phoenix, 20,2113
EASE FORW	ARD ADVERTISING	BILL TO:	, ,
ME:			
DRESS:	5	AME	i .

111 West Chesapeake Avenue

Towson, MD 21204

\*MUST BE SUPPLIED